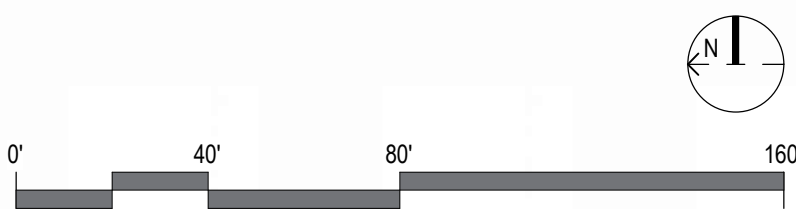
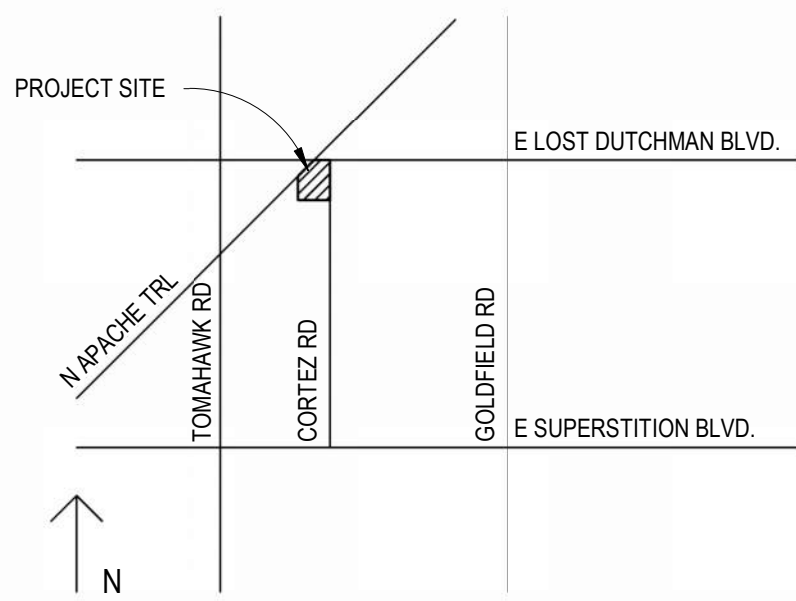




1 SITE PLAN  
1" = 40'-0"



VICINITY MAP



PROJECT INFORMATION

APN:	10025043E
ADDRESS:	2341 N APACHE TRAIL, APACHE JUNCTION, AZ 85119
ZONING:	B-1, GENERAL COMMERCIAL
LOT SIZE:	181645 SF (4.17 ACRES)
BUILDING AREA:	4,994 SF
BUILDING HEIGHT:	35' MAX / 32'-8" PROVIDED
PARKING REQUIRED:	1 PER 100 SF (4,994 SF - 990 SF [BRIDAL ROOM, STORAGE, PREP] = 4,004 SF 4,004 SF / 100 SF = 41 PARKING SPACES
PARKING PROVIDED:	44 PARKING SPACES (+44 OVERFLOW PARKING SPACES)

FLOODPLAIN REVIEW

PROPOSED DEVELOPMENT IS OUTSIDE OF CURRENT EFFECTIVE AND FUTURE PRELIMINARY FEMA REGULATORY FLOODPLAIN (FIRM ISSUE DATE 12.05.2023) AND UNENCLUMBERED BY SFHA (SPECIAL FLOOD HAZARD AREA) BOUNDARIES AND THEREFORE IS NOT SUBJECT TO FEMA FLOODPLAIN DEVELOPMENT REQUIREMENTS.

BUSINESS OPERATIONS

- OUTDOOR MUSIC SHALL END BY 10:00 PM, ARIZONA TIME. ALL OUTDOOR ACTIVITIES SHALL END BY 12:00 MIDNIGHT, ARIZONA TIME, TO PREVENT DISTURBANCES TO THE NEIGHBORHOOD.
- ALL MUSIC, AUDIO, OR NOISE SHALL NOT EXCEED 60 DECIBELS WHEN MEASURED AT 20 FEET FROM THE PROPERTY'S EDGE OR FROM A COMPLAINING PARTY'S BUILDING FOOTPRINT, AS REQUIRED IN APACHE JUNCTION CITY CODE, VOLUME I, CHAPTER 11: NOISE, ARTICLE 11-1: NOISE, § 11-1-6 ACTS OR CONDITIONS DECLARED AS EXCESSIVE NOISES.

REQUIRED SHARED AGREEMENTS

- SHARED ACCESS AGREEMENT:** EXCLUSIVE ACCESS TO THE EVENT VENUE PROPERTY, APN 100-25-043E, IS PROVIDED BY GOING THROUGH A SEPARATE LOT, APN 100-25-043C. A SHARED ACCESS AGREEMENT APPROVING ACCESS TO 100-25-043E, THE EVENT VENUE, THROUGH APN 100-25-043C WILL BE REQUIRED AS A CONDITION OF APPROVAL.
- SHARED PARKING AGREEMENT:** AS PARKING IS TO BE FLEXED AND SHARED BETWEEN THE TWO PROPERTIES, APN 100-25-043C AND APN 100-25-043E, A SHARED PARKING AGREEMENT WILL BE REQUIRED AS A CONDITION OF APPROVAL.



922 N GILBERT RD, SUITE 103  
MESA, AZ 85203  
T 480.580.1116

5/2/2025 10:45:20 AM - PLOT DATE

APACHE TRAIL  
SUPERSTITION EVENT  
CENTER

MEHMOOD MOHIUDDIN  
2304 NORTH CORTEZ ROAD  
APACHE JUNCTION, AZ 85119

PROJECT TEAM

ARCHITECT  
EDIFICE  
922 N GILBERT RD,  
SUITE 103  
MESA, AZ 85203  
T 480.580.1116  
CONTACT: DANE ASTLE

#	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT 2ND SUB	05.05.2025

ARCHITECTURAL  
SITE PLAN

A011